



What is Zoning?

How it applies to citizens

zoning [zoh-ning]

adjective

1. Zoning is a tool that government uses to protect and preserve the health, safety and welfare of the residents and businesses within its boundaries. It is used to help balance the rights of property owners against their neighboring property owners, while creating separation from incompatible uses.
2. The legislative authority by which a municipality classifies land into regulatory districts, otherwise known as zones. These zones dictate what land uses are permitted and where they are permitted within the municipal boundary. Each zone also has regulations that govern lot size, building height, building placement, dwelling size and parking, to name a few.

WHY YOU CARE ABOUT ZONING?

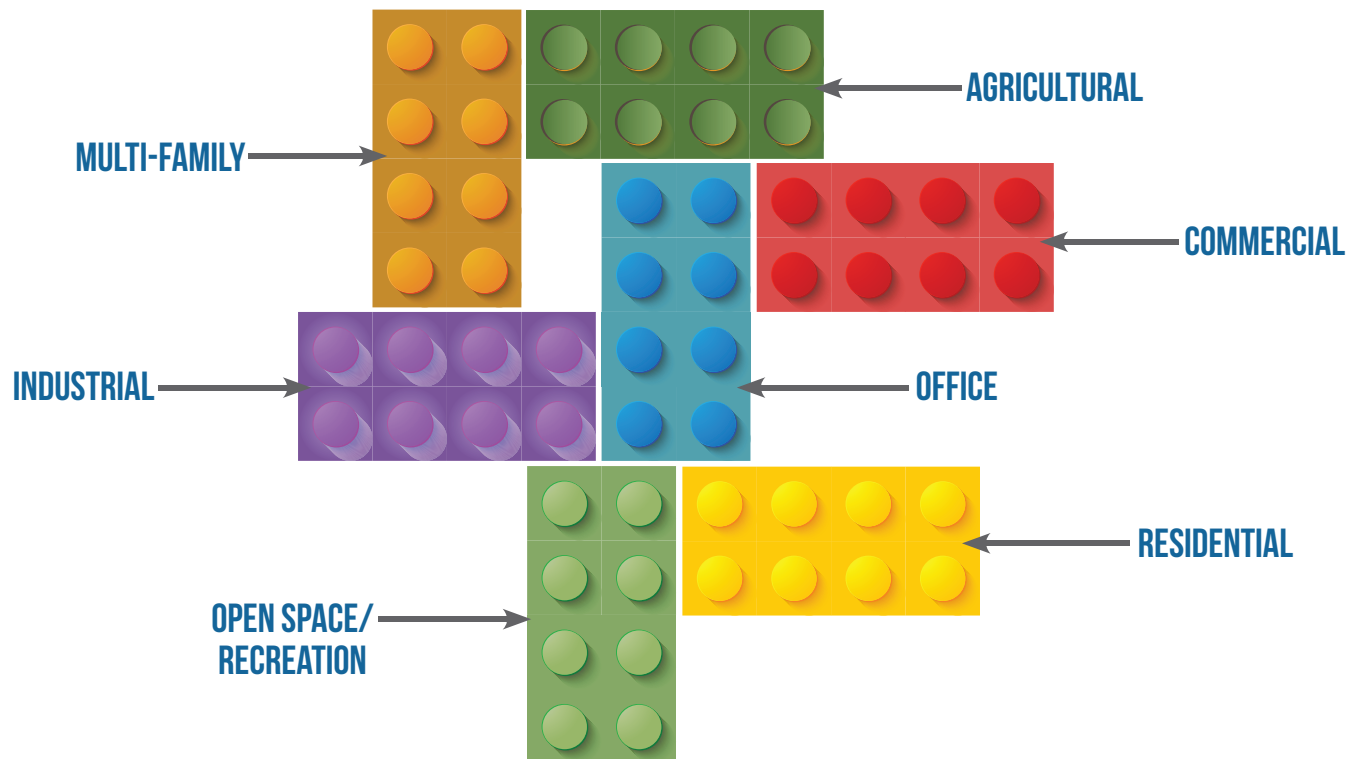
Understanding what your property is zoned is the first step to understanding what entitlements you have as a property owner.

- 1| It can help you understand the rights and entitlement of adjacent properties so you can know the possible impacts they may have on you.
- 2| It helps you understand the benefits and impacts of each particular zone in the City and why you may or may not want the City Council (the legislative authority) to permit that zone in you area.
- 3| The Land Development Code is an adopted document containing regulations which dictate the rules and procedures associated with each Zone.
- 4| It helps you anticipate future land uses for vacant pieces of property.



LAND USES

EXAMPLES:

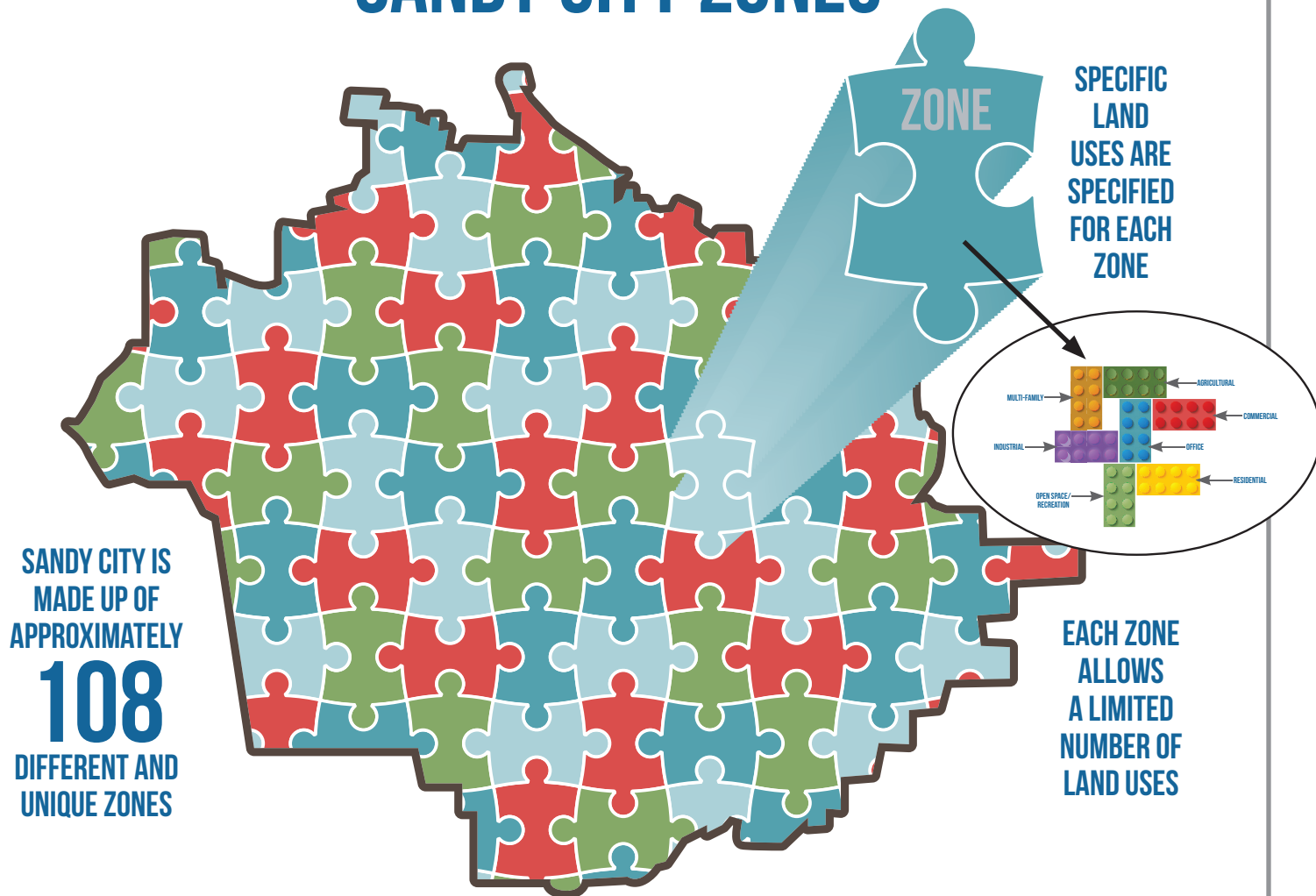


land uses

A general classification of the type of urbanized feature that occupies a particular piece of land.



SANDY CITY ZONES



Here is a list of some of these different zones and their associated meanings:

R-1-10: (“R” – residential, “1” – single family, “10” – minimum 10,000 square foot lots)

R-2-10: (“R” – residential, “2” – duplex or twin home, “10” – minimum 10,000 square foot lots)

R-1-15A: (“R” – residential, “1” – single family, “15” – minimum 15,000 square foot lots, “A” – animal rights)

RM(8): (“RM” – residential multiple family, “8” – maximum allowable density per acre)

PO: (“PO” – professional office district)

CN: (“CN” – neighborhood commercial district)

CBD: (“CBD” – central business district)

ID: (“ID” – industrial district)

MU: (“MU” – mixed use district)

SD: (“SD” – special development district)



RESOURCES

If you are interested to know more about what your property is zoned and the associated regulations of that zone, the following resources are available:

SANDY CITY PLANNERS Planners are available during all regular business hours to visit, call or email about any questions you have pertaining to yours or another's zoning. You can reach a Planner by visiting our webpage (<http://sandy.utah.gov/government/community-development.html>), by calling 801-568-7256 or by visiting our physical location at 10000 S. Centennial Prkwy. STE 210.

SANDY CITY ZONING MAP Interactive and static zoning maps are available at the following website: <http://sandy.utah.gov/government/community-development/maps.html>. Printed copies of the map are also available for a fee by visiting the Sandy City Community Development Department at 10000 S. Centennial Prkwy. STE 210.

SANDY CITY LAND DEVELOPMENT CODE The Land Development Code is an adopted document that contains the regulations associated with every land use and zone in the City. Copies of the code can be found online at <http://sandy.utah.gov/government/community-development/zoning-ordinance.html>, or at the Sandy City Community Development Department at 10000 S. Centennial Prkwy. STE 210.

SNEAK PEAK: SIX-PART SERIES

- 1 The Roles of Land Use Authorities Explained
(City Council, Planning Commission, Board of Adjustment, Community Development Director)
- 2 What is Zoning and How Does It Apply to Me?
- 3 Requirements to Develop or Subdivide a Property
- 4 All About Conditional Uses
- 5 What Every Sandy City Resident Should Know
- 6 Becoming Involved in Land Use Policy Development and Decisions